



**ZONING ADMINISTRATOR  
PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
WEDNESDAY JUNE 7, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

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PLACER COUNTY ZONING ADMINISTRATOR	
2:30 p.m.	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>2:30 p.m. HB</p>	<p><b>VARIANCE (PLN17-00107)</b>  <b>RODRIGUEZ</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Wittels Engineering on behalf the property owner Tahoe Aztlan LLC for the approval of a Variance to allow for a 24.5 foot front setback (22 feet to eaves) as measured from the centerline of the traveled way for the construction of a 294 square foot detached one-car garage, whereas 45 feet is otherwise required. The subject property, Assessor's Parcel Number 091-163-002-000, comprises approximately 22,931 square feet, is within the Cedar Flat Residential Subdistrict of the Tahoe Basin Area Plan and is located at 4490 Huckleberry Lane in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A New Construction or conversion of small structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by e-mail at <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p>
<p>2:40 p.m. HB</p>	<p><b>VARIANCE (PLN17-00100)</b>  <b>GOSTOVICH</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Dennis Dodds and Associates on behalf the property owner David and Roberta Gostovich for the approval of a Variance to the 50 foot water course setback at the rear of the property to allow for the construction of a new 2,524 square foot residence with attached garage. Specifically the applicants are requesting a 23 foot watercourse setback for the residential structure and a 16 foot watercourse setback for proposed rear decks, whereas a 50 foot setback is otherwise required. The subject property, Assessor's Parcel Number 069-420-060-000, comprises approximately 7,082 square feet, is within the Single Family Residential RS-B-X-6,500 square feet zone district of the Placer County Zoning Ordinance and is located at 2182 Serene Road in the Serene Lakes area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A New Construction or conversion of small structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by e-mail at <a href="mailto:hbeckman@placer.ca.gov">hbeckman@placer.ca.gov</a>.</p>